

LOTS FOR SALE

WIS 28 & I-43

Sheboygan, WI 53081

Starting At:
\$22,000 Per Acre

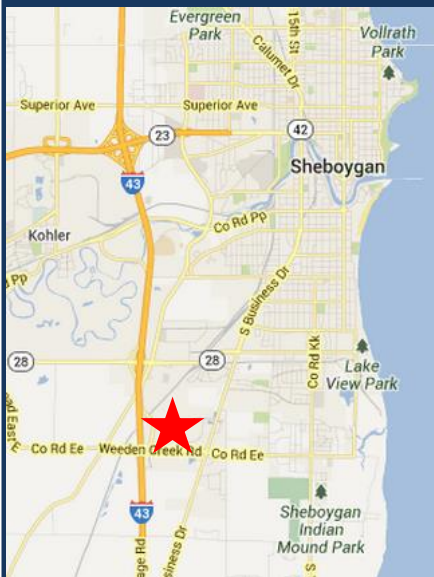
For Information Contact:

City of Sheboygan

Chad Pelishek
Director of Planning & Development
920.459.3383
Chad.Pelishek@SheboyganWI.gov

Sheboygan County EDC

Brian Doudna
Executive Director
920.452.2479
Doudna@SheboyganCountyEDC.com

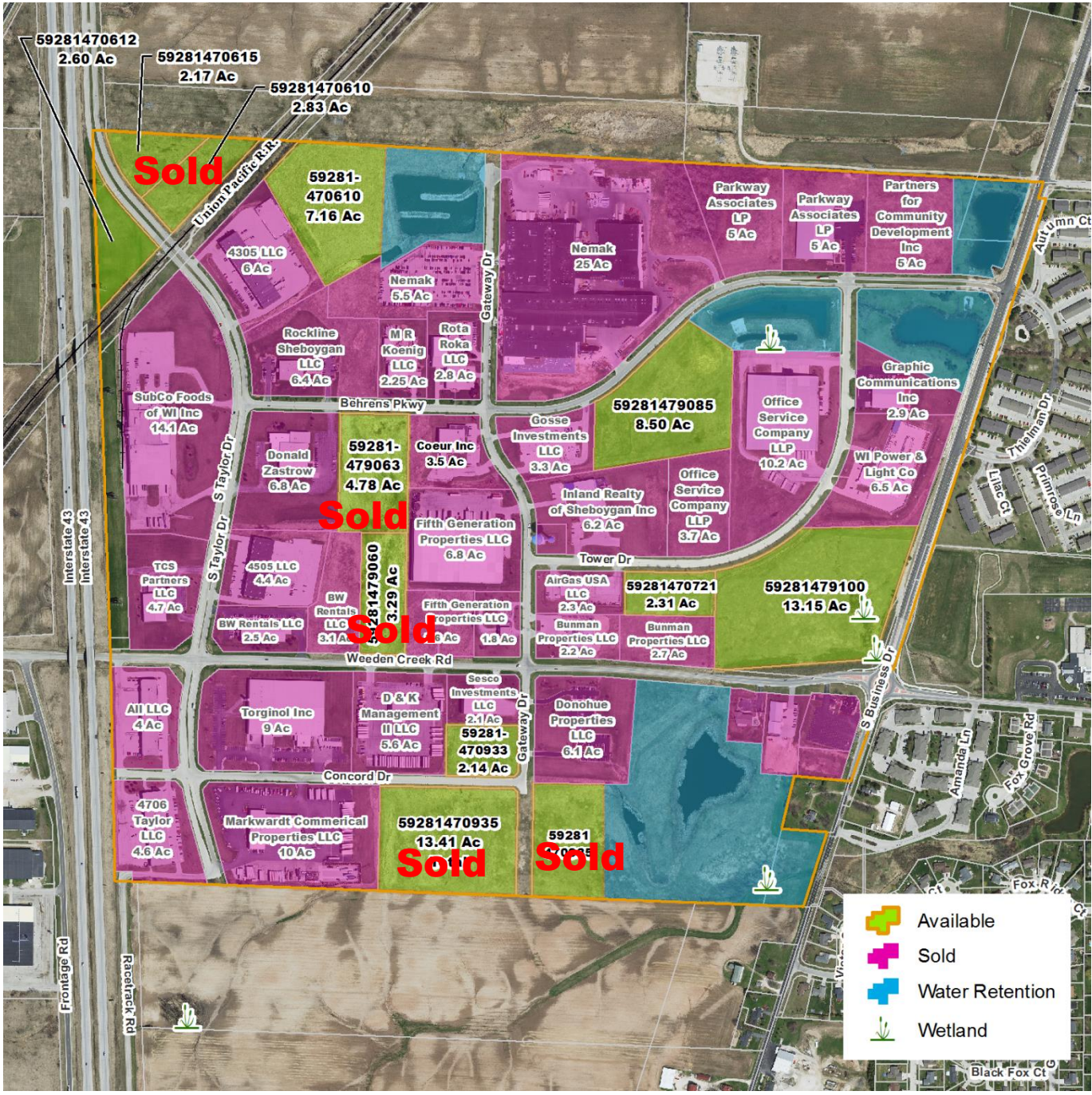


- 2 TO 13 ACRE SITES AVAILABLE
- ZONED SUBURBAN INDUSTRIAL
- COMMISSION AVAILABLE
- MUNICIPAL OWNED
- LOW WATER RATES
- LOAN AND INCENTIVE PROGRAMS

Sheboygan County EDC
508 New York Ave., Suite 209
Sheboygan, WI 53081
920.452.2479
www.SheboyganCountyEDC.com



Lot Availability and Existing Owners



Utility & City Contacts/Links

Addendum A

Electricity:

Alliant Energy

Laura Gumm

Account Manager

Phone: 920-459-6353

www.alliantenergy.com/CommunityInvolvement/EconomicDevelopment/index.htm

Telecom:

Charter Business

Jason Penney

Business Account Executive

Phone: 920-263-0339

www.charterbusiness.com

Natural Gas:

Wisconsin Public Service

Carol Karls

Manager – Business & Community Development

Phone: 920-433-1135

www.wisconsinpublicservice.com/business/economic.aspx

Water:

Sheboygan Water Utility

Joe Trueblood

Utility Superintendent

Phone: 920-459-3285

www.sheboyganwater.org

Sewer:

Sheboygan Regional Wastewater System

Sharon Thieszen

Plant Supervisor

Phone: 920-459-3464

www.sheboyganwwtp.com

Sheboygan County, WI



Links:

Sheboygan Business Center Overview: <http://www.sheboyganwi.gov/business/sheboygan-business-center/>

Broker Commission Document: <http://sheboyganwi.wpengine.com/wp-content/uploads/2011/01/RES-362.pdf>

City of Sheboygan: <http://www.sheboyganwi.gov>

Sheboygan County EDC: www.sheboygancountyedc.com

Zoning Code: <http://sheboyganwi.wpengine.com/business/zoning-code-districts/>

Information and Resources

Addendum B



Street Address	Taylor Drive
Municipality	City of Sheboygan
County	Sheboygan
Contact Name	Chad Pelishek, City of Sheboygan
Contact Phone	920/459-3383
Contact Email	cpelishek@ci.sheboygan.wi.us
Certified?	No
SITE INFORMATION	
Acres	65.8
Population within 30 miles	248,000
Total vacant acres	2 to 14 Acre Sites Available
Owner(s) name(s)	City of Sheboygan
Private/Public ownership	Public
Asking price per acre	\$22,000
Recent selling price of similar sites	<\$30,000 per acre
Acres occupied by existing structures	186
Is site sub dividable?	Yes
Is site expandable?	Yes
Estimated elevation of site	720 feet above sea level
Terrain (general description)	Gently rolling
Average % of slope on site	5-10%
Estimated ground cover	Grassland
Estimated acres of wetlands	None for sale
Other sensitive/undeveloped areas	None
Estimate acres in 100-year flood zone	Less than 3 Acres (not for sale)
Estimated acres in 500-year flood zone	Less than 3 Acres (not for sale)
Has flooding occurred on this site?	No
Known obstacles to development	None
Is this site an industrial/business park?	Yes
Unrestricted 24-hour use?	Yes
Protective covenant in place?	Yes
List the major tenants	Nemak; Alliant Energy; Alumaroll; Alaark Tooling

Information and Resources

Current land use	commercial/industrial
Previous land use	Agriculture
Has phase 1 or phase 2 env. Site assessment been completed?	Yes
Soil borings available?	No
Height restrictions on building due to zoning, airport:	Unknown
Zoning classification on site	Suburban Industrial
ALTA survey complete?	Yes
Is manufacturing a permitted use?	Yes
Non-industrial land uses nearby?	Yes - residential
Distance to nearest residences	500 feet
What is the approximate time to complete permitting	30 - 60 days
Clean air regulations -- is this site a non-attainment site?	Non-attainment area
Describe any codes, covenants or restrictions:	http://www.ci.sheboygan.wi.us/business/zoning-co
POLICE AND FIRE	
Is this site served by local law enforcement?	Yes
If yes, by whom?	Sheboygan Police Dept.
Is this site served by local fire protection?	Yes
If yes, by whom?	City of Sheboygan Fire Department
Fire Insurance Classification Rating	2
TELECOMMUNICATIONS	
Switch technology	Voice over IP
Fiber availability	Yes
Broadband/high-speed internet provider	30meg - 100meg / Charter
Broadband speed and cost	30meg@\$55 - 100meg@\$180
ISDN availability	No
POPs of long distance carriers	Charter Business
Is the site on a SONET ring?	Yes
Are there redundant services available?	Yes
Data providers	Charter Business
Voice service providers	Charter Business
ELECTRIC	
Name of supplier	Alliant Energy
Antipated rates	\$.07-.08 per kilowatt hour
Distance/Direction from electric substation	0.5 mile North
Substation capacity	22.4MVA
Present avg demand	15MVA
Peak demand	20 MVA
Number of substation feeds	Six
Backbone distribution system	12.47 KV system
Backup emergency power	Yes

Information and Resources

NATURAL GAS	
Name of supplier	Wisconsin Public Service
Anticipated rates	Standard rates per tariff; varies based on therms used.
Distance to gas -- local distribution line	Located within the park
Size of line	4" or 6" plastic mains
Line pressure at site	60 psi
Distance from site	Located within the park.
WATER	
Name of system	Sheboygan Water Utility
Anticipated rates	\$0.92 per 100 cf over 5,000 cf
Distance to site distribution line	Varies
Size of line	up to 16- inch
Line pressure	40-60 psi
Distance to water main	Adjacent
Water main size	up to 16- inch
Water supply/treatment plant system capacity	34 million gallons per day
SEWER	
Name of system	Sheboygan Regional Wastewater System
Anticipated rate	Fixed Charge: \$24.90 per quarter/ Volume: \$1.59 per 100 cubic feet
Distance -- site to sewer line	Adjacent
Size of line	10"
Force or gravity main?	Gravity
Sewage treatment plant system capacity	18.4M MGD
Peak daily demand	9.7M MGD in 2012
Average daily demand at treatment plant	10.841 MGD
Excess daily capacity	38.4 MGD
SOLID WASTE DISPOSAL	
Provider(s) of services	Advanced Disposal, Pete's Economy Hauling, Waste Management, JD Trucking
SITE ACCESS	
HIGHWAY:	Interstate 43
Name of the road at the site	Weeden Creek Rd, Behrens Parkway, CTH OK
Distance from site (if not adjacent)	Adjacent
Is road suitable for heavy trucks?	Yes
Any narrow bridges?	No
Low underpass?	No
Weight restricted less than full-load (40,000lb)?	Not on Trucking Route

Information and Resources

Name of road from site to nearest interstate-quality highway	I-43
Is this a trucking route?	Yes
Distance to interstate-quality highway	Adjacent
Any narrow bridges?	None
Low underpass?	None
RAIL	
Is rail available to site?	Yes, An 8 Acre Site
Name of line	Union Pacific
AIRPORT	
Distance to nearest commercial airport	60 miles
Name	General Mitchell International Airport (MKE)
Distance to nearest general aviation airport	7 miles
Name	Sheboygan County Memorial Airport (SBM)
Describe air freight capability	Full Service Freight Facility
Outside of flight path	Yes
TAXES	
Total property tax rate at the site, tax per \$1000 of full market rate	\$25.46
Calculate annual property tax on hypothetical building of \$5m	\$127,300.00
Annual property tax on hypothetical manufacturing equipment \$2m	\$0.00
State sales tax	5%
Local sales tax (if applicable)	0%
Local incentives (if applicable)	CDBG-based Subordinated Debt, Alliant Energy ED Program, Energy Shared Savings Program, Foreign Trade Zone, Workforce Training Grants

**CITY OF SHEBOYGAN
SHEBOYGAN BUSINESS CENTER
REAL ESTATE SALES COMMISSION MEMORANDUM OF UNDERSTANDING (MOU)**

1. The City of Sheboygan will pay a commission, up to 6% of the sale price of the subject property, to the Real Estate Agent identified below (the "Agent") for successfully securing a client buyer of available vacant land in the "Sheboygan Business Center," subject to all of the following conditions:
 - (a) The Agent shall be an eligible real estate broker licensed to conduct business within the State of Wisconsin.
 - (b) The Agent submitting an accepted written Offer to Purchase.
 - (c) The Agent and City having signed and returned this Real Estate Sales Commission Memorandum of Understanding (MOU) prior to any land transaction negotiations.
 - (d) The Agent's client having not already communicated with the City prior to contacting and/or securing the Agent's services.
 - (e) Agents are required to communicate and coordinate client activities through the City of Sheboygan Department of City Development for the purposes of coordinating permitting, zoning and/or Offer to Purchase conditions, as well as securing publicly financed business development incentives. Agents understand and accept that Sheboygan will continue to market the subject property, independent and/or in conjunction with other public or private entities.
 - (f) The business must conform to the City's Zoning Ordinance and Business Center Protective Covenants.
 - (g) The full commission amount will be provided to the Agent during the successful subject property closing.
 - (h) The City reserves the right to adjust its property sales prices used in determining the commission for good and sufficient reasons, as determined by the

Brokerage Commission's Document

City. Such adjustment would likely occur if the sale price is significantly different than recent comparable property sales.

(i) All commissions are subject to the City of Sheboygan Common Council approval.

2. This MOU shall be in effect for one year, or until the effective date of a Sheboygan city council resolution terminating its Sheboygan Business Center real estate sales commission payment policy, whichever is earlier.

Agent Name & WI Real Estate License #
Print name here: _____

Date

Mayor, City of Sheboygan
Print name here: _____

Date

City Clerk, City of Sheboygan
Print name here: _____

Date